

Durfee

Durfee is generally bounded by Oakman Boulevard to the north, Clairmount and Joy Road to the south, the Highland Park city limits and the Lodge Freeway (M-10) to the east, and Dexter Avenue to the west.

The area lost almost fifteen percent of its population and housing units between 1990 and 2000. Seventeen percent of the housing units are vacant. Many senior citizens reside in Durfee; approximately fifteen percent of the population is over the age of 65.

□ Neighborhoods and Housing

Issue: Russell Woods historic district and other areas of Oakman Boulevard have some of the area's most stable housing. The housing stock near Glenn Street and the Lodge Service Drive has experienced major disinvestments. The area south of Glenn Street contains many large, abandoned apartment buildings. The area east of the Lodge Freeway is very blighted and largely comprised of abandoned frame homes.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Maintain the stability of the area along Oakman Boulevard through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

GOAL 2: Revitalize neighborhoods with poor housing conditions

Policy 2.1: Construct infill housing in the area around Central High School and west of the Lodge Service Drive.

Policy 2.2: Collaborate with the City of Highland Park to redevelop and rehabilitate the blighted neighborhoods adjacent to the Highland Park city limits, northeast of the Lodge Freeway.

GOAL 3: Increase residential density

Policy 3.1: Redevelop and preserve the architecturally significant apartments on Glynn Street.

❑ **Retail and Local Services**

Issue: There has been abandonment and disinvestments in the neighborhood commercial areas along Dexter, Rosa Parks, Linwood and especially along Woodrow Wilson

GOAL 4: Increase the vitality of commercial thoroughfares

Policy 4.1: Take advantage of traffic volumes to develop intensive commercial uses along Davison with a retail center at Linwood and Davison.

GOAL 5: Increase the vitality of neighborhood commercial areas

Policy 5.1: Develop neighborhood commercial nodes along Dexter, Rosa Parks and Linwood with a compatible mix of locally serving, small-scale businesses and medium density residential along less viable portions.

GOAL 6: Improve the appearance of commercial areas

Policy 6.1: Promote design guidelines for façade, streetscape and landscape improvements along Woodrow Wilson, Dexter, Rosa Parks and Linwood.

❑ **Arts and Culture**

Issue: The Detroit Repertory Theater provides an anchor for development along Woodrow Wilson. The area is accessible by major thoroughfares and freeways and contains many vacant lots.

GOAL 7: Develop a cultural and entertainment district

Policy 7.1: Consolidated and redeveloped the vacant lots and abandoned buildings on Woodrow Wilson south of Dexter Avenue to reduce the blight and create an entertainment and cultural district.

2000 Census - Demographic Profile

Neighborhood **Durfee**

Total Population

25,596

1990 Population

29,470

1990 to 2000 Change

-3,874

Percent Change

-13.15%

Race

White Only

308

1.20%

Black or African American
Only

24,724

96.59%

American Indian and Alaska
Native Only

59

0.23%

Asian Only

0

0.00%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

217

0.85%

Two or More Races

288

1.13%

Hispanic Origin

Hispanic Origin (Any Race)

141

0.55%

1990 Hispanic Origin

96

1990 to 2000 Change

45

Percent Change

46.88%

Gender

Male

11,805

46.12%

Female

13,791

53.88%

Educational Attainment

Population 25 or older

15,571

60.83%

HS Graduate or Higher

10,796

69.33%

Assoc. Degree or Higher

2,436

15.64%

Age

Youth Population
(Under 18 Years Old)

7,735

30.22%

1990 Youth Population

7,790

1990 to 2000 Change

-55

Percent Change

-0.71%

0 to 4 Years Old

2,084

8.14%

5 to 10 Years Old

2,977

11.63%

11 to 13 Years Old

1,213

4.74%

14 to 17 Years Old

1,461

5.71%

18 to 24 Years Old

2,290

8.95%

25 to 44 Years Old

7,027

27.45%

45 to 64 Years Old

4,727

18.47%

65 Years Old and Older

3,817

14.91%

Households

Households

9,592

Average Household Size

2.63

Population in Group Quarters

374

1.46%

Population in Households

25,222

Family Households

6,095

63.54%

Married Couple Family

2,034

33.37%

Female Householder Family

3,457

56.72%

One Person Households

3,088

32.19%

Housing Units

Housing Units

11,542

1990 Housing Units

13,196

1990 to 2000 Change

-1,654

Percent Change

-12.53%

Vacant Housing Units

1,932

16.74%

Occupied Housing Units

9,610

83.26%

Owner Occupied

4,080

42.46%

Renter Occupied

5,530

57.54%

Housing Value

Owner Occupied Units

2,849

Less Than \$15,000

173

6.07%

\$15,000 to \$29,999

252

8.85%

\$30,000 to \$49,999

652

22.89%

\$50,000 to \$69,999

478

16.78%

\$70,000 to \$99,999

659

23.13%

\$100,000 to \$199,999

516

18.11%

\$200,000 or More

119

4.18%

Household Income

Less Than \$10,000

2,255

23.51%

\$10,000 to \$14,999

919

9.58%

\$15,000 to \$24,999

1,686

17.58%

\$25,000 to \$34,999

1,372

14.30%

\$35,000 to \$49,999

1,384

14.43%

\$50,000 to \$74,999

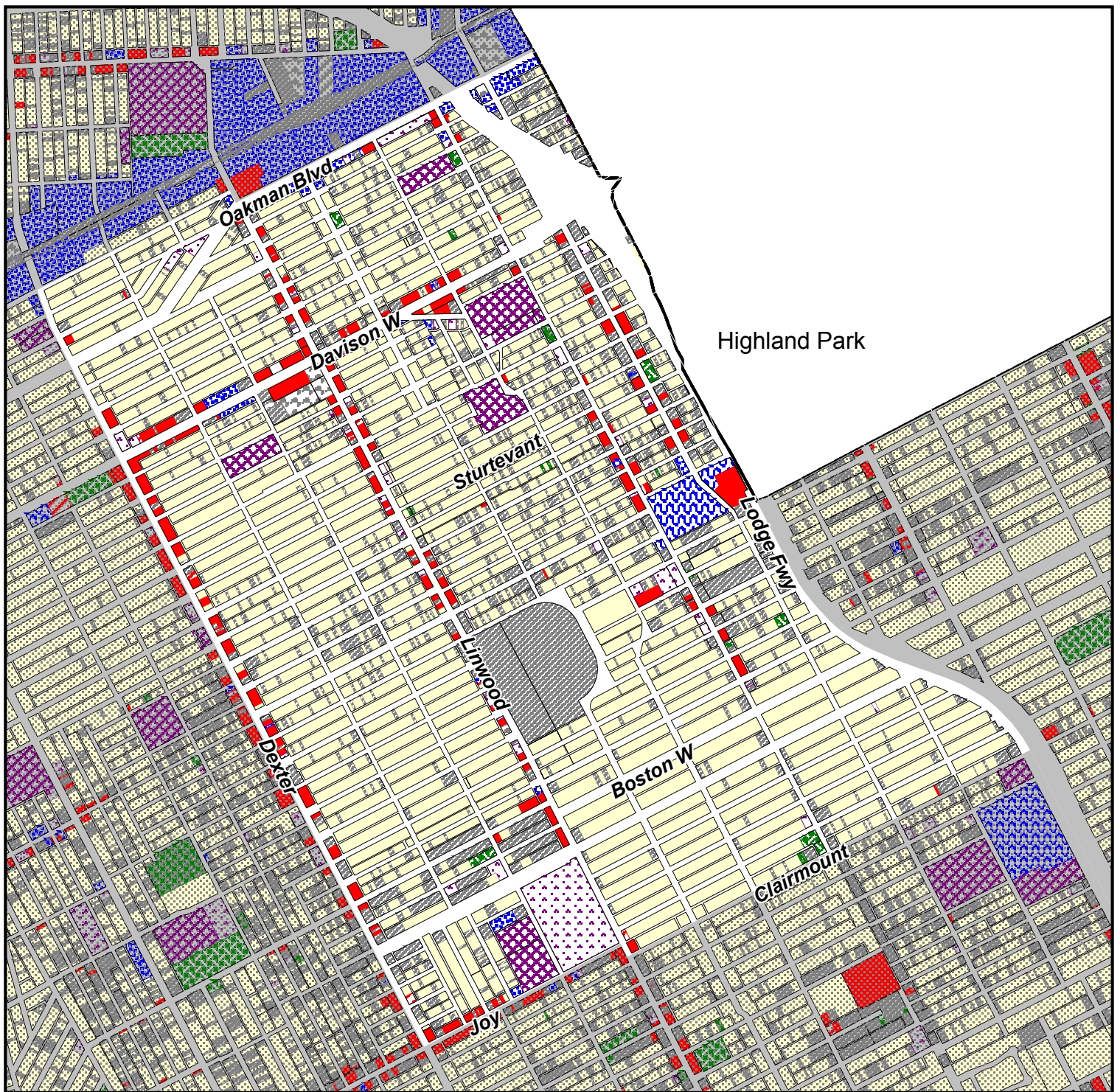
1,128

11.76%

\$75,000 or More

848

8.84%



Map 6-1A

City of Detroit
Master Plan of
Policies

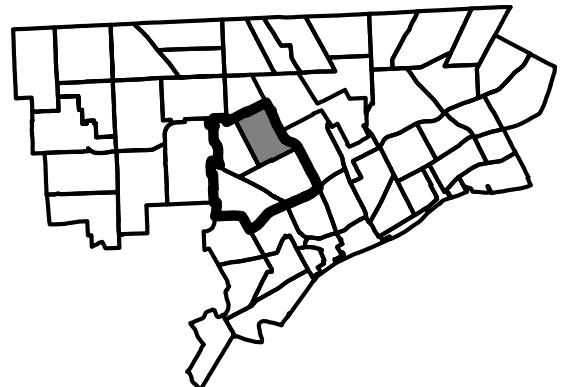
Neighborhood Cluster 6 Durfee

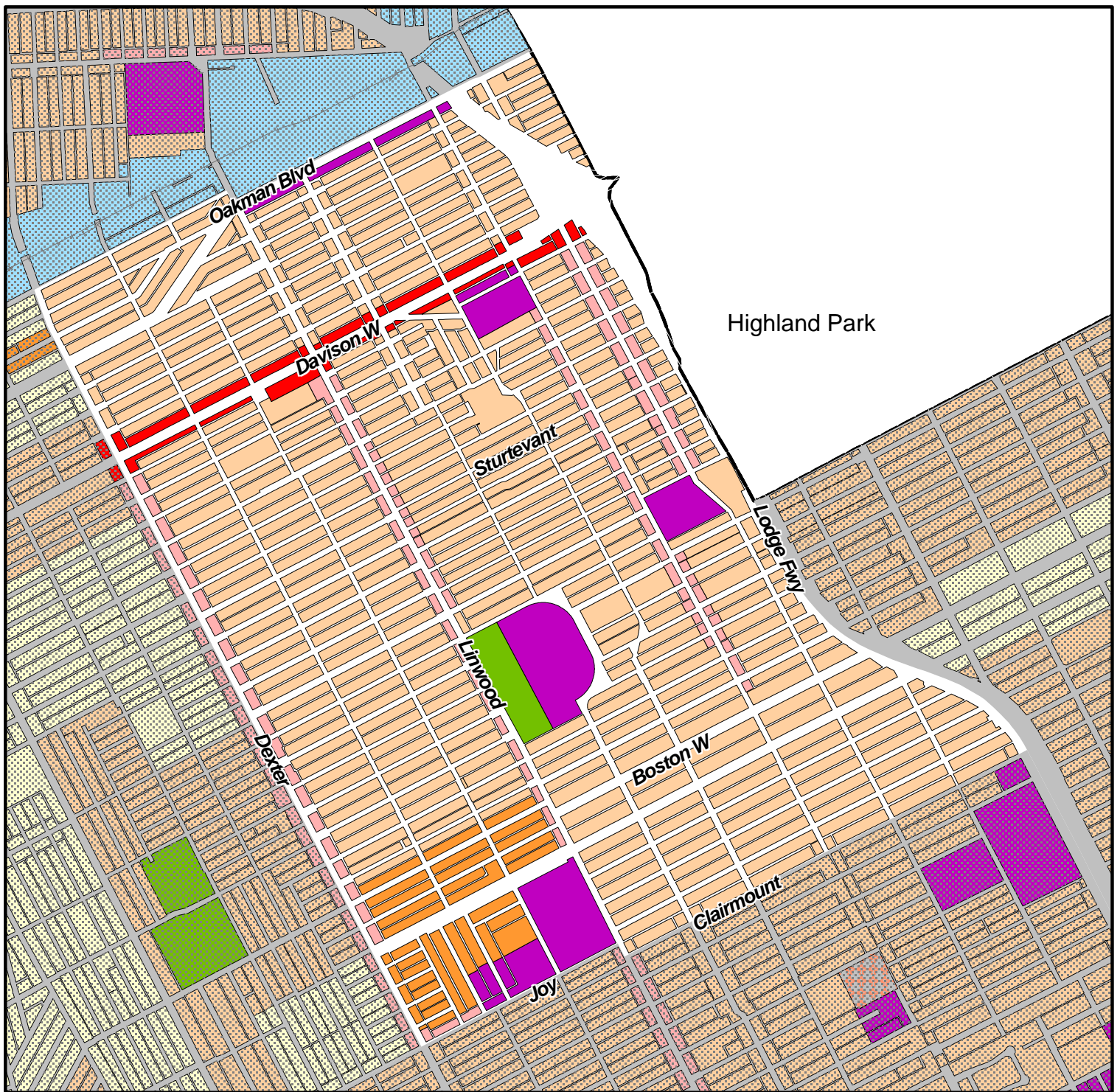


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 6-1B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 6 Durfee



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

